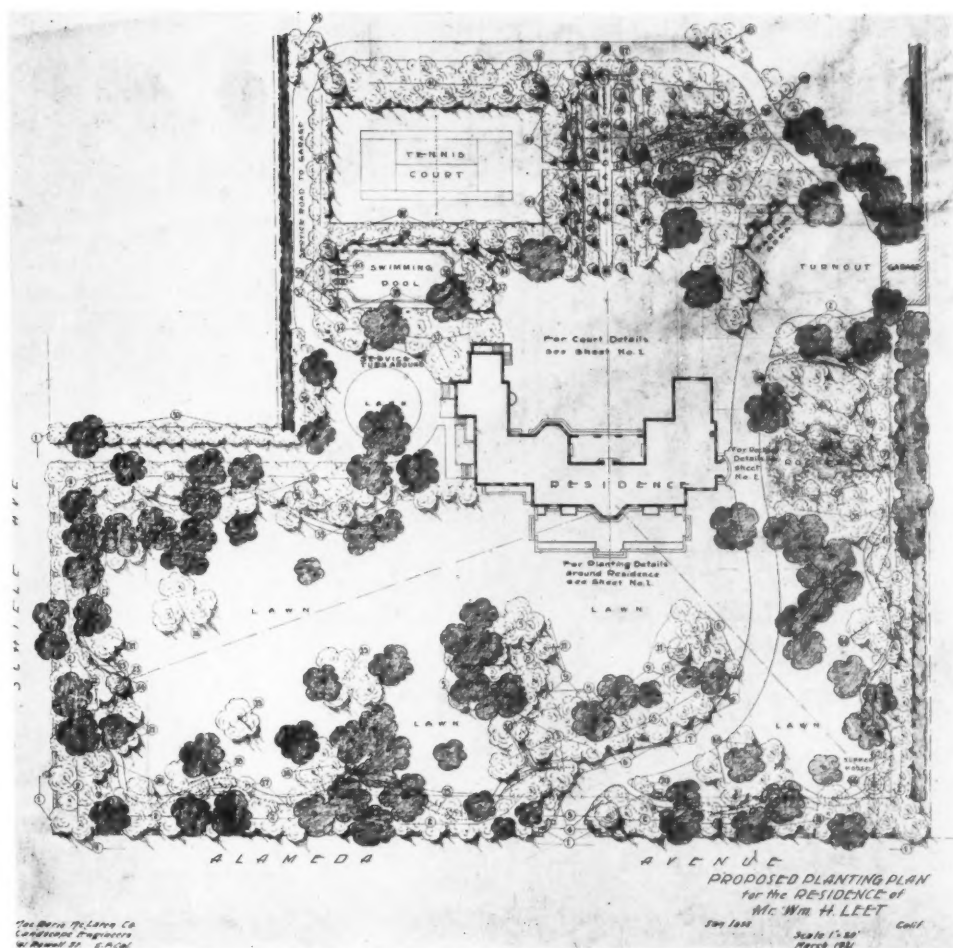


The BUILDING REVIEW

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SAN FRANCISCO, OCTOBER, 1923

No. 4

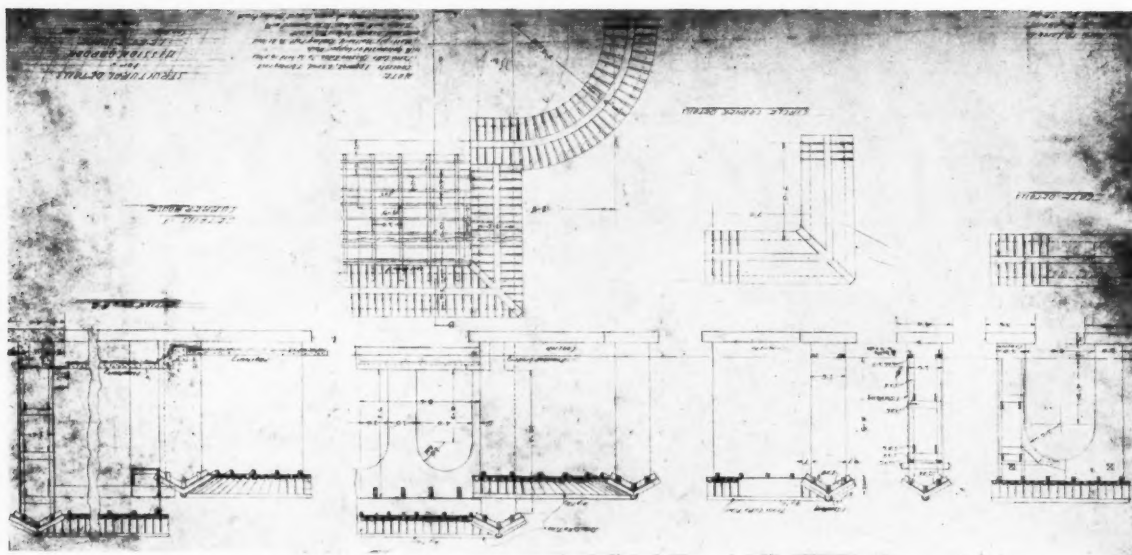


Gardening of Our Country Homes

By DONALD McLAREN

THERE is no doubt but what there exists at the present time a great movement throughout our entire state towards life in the country, and people generally are beginning to learn the value and benefits of the outdoor country life. Much has been written recently with reference to landscape gardening in California due to the interest which has been developed on this subject within the last few years.

For the various conditions existing in California, it is absolutely impossible to outline or even suggest in a general way any special form of garden. In some portions of our state, shade should be the dominating feature so far as enjoyment of a garden is concerned, while in other sections it is possible to develop any form of garden which will agree with the house design, and right here is where the co-ope-

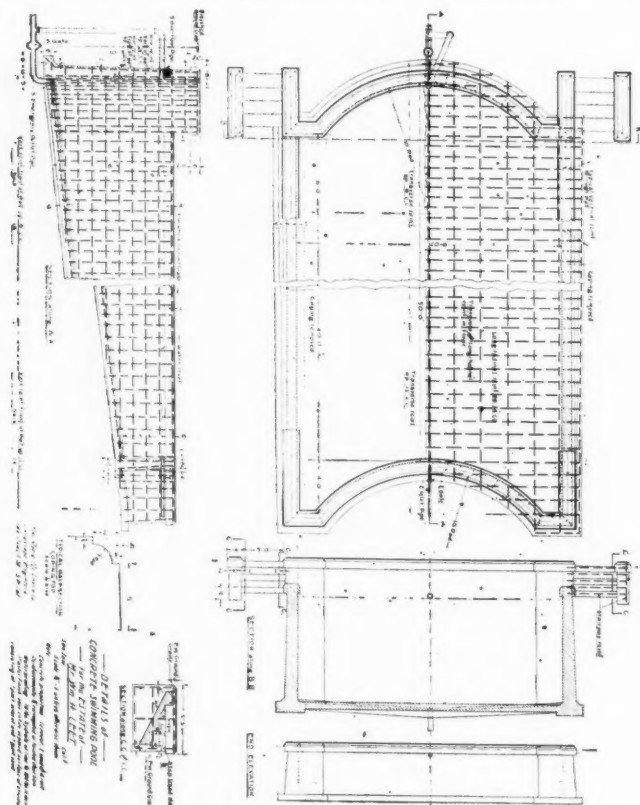


DETAILS FOR MISSION GARDEN, LEET ESTATE, SAN JOSE, CALIF.

ration of the architect and landscape man is most essential in order to obtain the best results, for it is an undoubted fact that the garden immediately surrounding the house should conform in design with the house itself. This is a feature which is too often lost sight of even in some of our large estates, and there is really no excuse for it whatsoever.

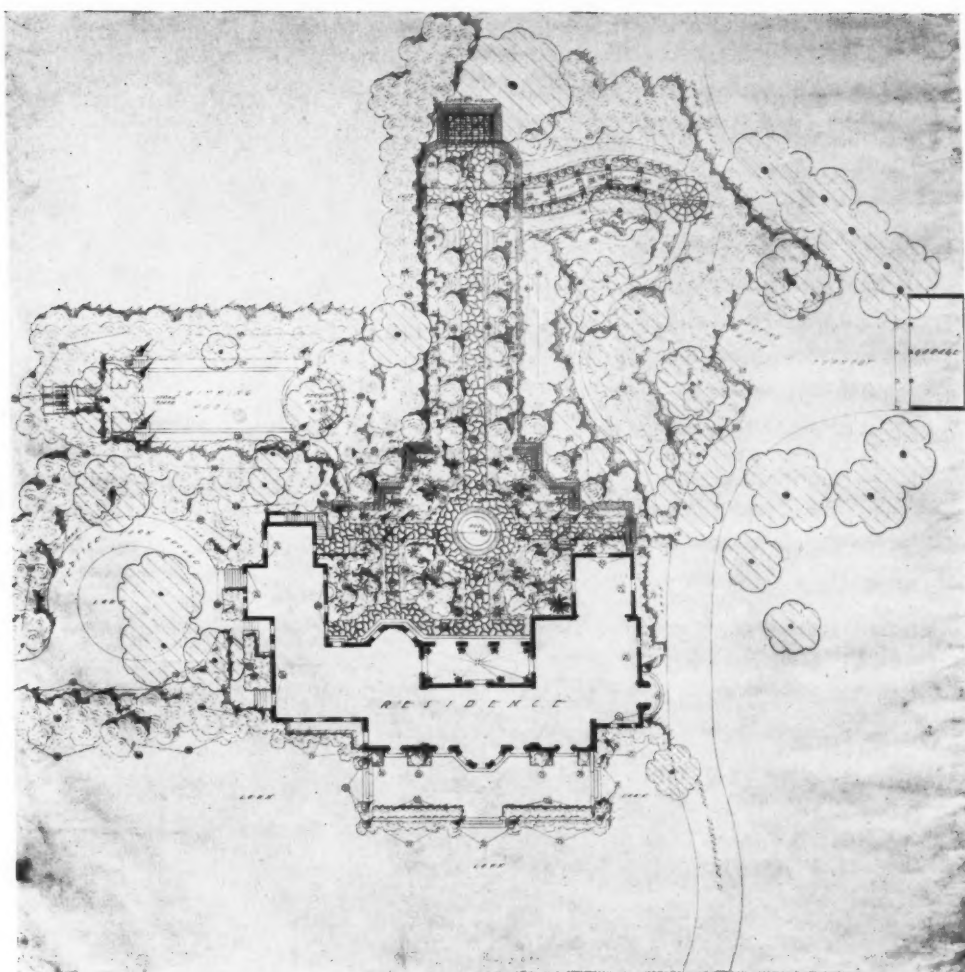
The accompanying illustrations of plans which were prepared for Mr. and Mrs. Wm. J. Leet of San Jose, tell in themselves a

very comprehensive story of the development of a general scheme and detailed features for a full and complete development of fair sized home grounds. While the various features embodied in the complete plan were evolved without a collaboration of the architect, nevertheless they were completed and executed in consultation with the owners at all times. As a matter of fact, before any work was considered consultations were held with the owners approximately two years before the building of the house was begun. A complete survey of the entire tract was made detailing all of the grades and a complete map made showing all existing trees and dominating features. It so happened that an old estate had existed on the property for a period of nearly fifty years, which meant that all of the trees and shrubs originally planted had reached to maturity. In order to obtain the best effects it was necessary to eliminate and cut down quite a large number of large trees and to move to other locations on the grounds quite a large number of matured specimen trees and shrubs in order to obtain the proper effect in the new development. After the house was located and its approximate size and ground plan established the detailed plans were prepared, and after being thoroughly discussed and considered by the owners certain changes were made and the plans remodeled, and finally adopted, after which detailed plans were made covering the swimming pool, natural lake effect and Mission Garden. The above illustrates the point which it is desired to make that full co-



CONCRETE POOL FOR MR. W. H. LEET, SAN JOSE, CALIF.

THE BUILDING REVIEW



PLANTING PLAN FOR RESIDENCE OF MR. W. H. LEET, SAN JOSE, CALIF.
Sheet No. 1.

operation should be had at all times between the owner and the landscape designer, and naturally it is far preferable that the architect be called in as well, for in the last analysis the immediate surroundings of the house are governed entirely by the type of architecture and by the ideas which the architect naturally has for the setting of his house. The careful preparation and consideration which was given the garden plans for the estate in question has resulted in a complete finished product and a satisfactory piece of work for all concerned, and I know that if more attention was given to the preliminary work that more of our gardens would prove sources of pleasure and enjoyment in future years.

We hear a great deal of discussion with reference to formal and informal design of gardens, but if the question is considered from a sensible point of view there should be no difference on this score. To my mind the design of the house should absolutely in all cases govern the style of garden to be created immediately adjacent to the house, after which the landscape treatment should be considered separately. I believe that we



LAKE ON SAN JOSE ESTATE—TWO WEEKS AFTER COMPLETION.

all prefer sweeping broad lawns wherever they are obtainable with natural groups of trees and shrubbery surrounding them, but this style of treatment demands large areas which are not always available, but it is always possible, given the proper house design, to create a natural effect, although much more expensive than to treat a small area in a formal manner. It will also be found that in many cases the success of the landscape plan will depend largely upon the use made of existing natural features, for instance, there may be a certain tree, as an example, which it is most important to preserve, and which must be utilized to the best advantage, which will determine the whole design in a small garden or in a certain portion of the garden.

As a matter of fact, a garden, no matter how large or how small, properly treated and laid out, will be found to give a very great deal of pleasure to the possessor and I firmly believe that there will be much more interest displayed with regard to this most important feature of home life within the next few years than ever before. Some of us prefer certain plants while others of us lean to certain other varieties of plant life, but the majority of hardy species do so well and grow so readily in California that there is abundant room for all to indulge their preferences.

As the writer has so frequently advocated, on account of the wonderfully equable and mild conditions of climate prevailing in the major portion of the state, we should utilize more and more evergreen plant materials in our garden work. There is such a wealth of various trees and shrubs which flourish so luxuriously and give such wonderful effects throughout the entire year that we should not neglect or overlook their use.

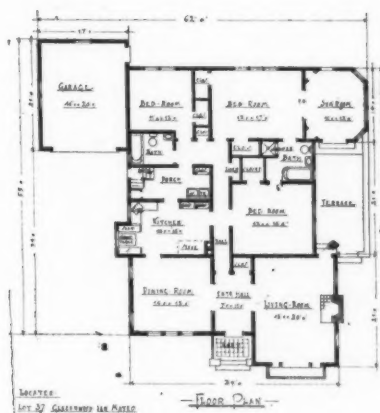
To the plant lover or enthusiast from our Eastern or Middle States, the first visit to California during the winter season is indeed a great revelation, leaving behind him as he does, a bleak bald landscape with its naked and leafless appearance and finding us with our wealth of evergreen foliage and our riot of color and bloom; for the very commonest and in many cases the most ordinary foliage which we use in such profusion will not grow in the section left behind; such for example as the Monterey Pine, the Monterey Cypress, the Acacia in its many forms, the Veronicas, the Heather

and a host of others. The Eucalyptus, the Redwood, the Date Palm and many more so extremely common and so generally used by us are only familiar to him from photographs or as puny greenhouse specimens, coddled and half alive. Imagine his enthusiasm over the Eucalyptus ficifolia, the Red flowering Gum, with its magnificent burst of color in November or the striking Acacia Baileyana with its tremendous bundles of lemon yellow trusses in full bloom during the month of January, or our hillsides clothed with the bright berried Redberry at Christmas time.

The Ericas or Heath family, many of which and in fact the most generally known and those varieties planted so profusely, form quite a study of their own and are fast becoming one of the most popular classes of plants we use. Their blooming season is ushered in by *Erica regerminans ovata*, very hardy out of doors, blooming during the latter part of November and carrying its blossoms until after the holiday season. It is of semi-drooping habit and bears its lovely pink blossoms out to the very tip of the branches, for which reason it is highly prized as a pot plant and in this form is shipped as far east as Detroit and Chicago. Probably, however, the best known and most generally used of all the Erica family is the pink variety *Melanthera*, which starts to bloom in December and carries the bloom right through the winter season until the month of April. The plants will attain in time a height of ten feet and often the sprays, covered with bloom to the very tips, are three or more feet in length and are very highly thought of and greatly used for decorations of all kinds. One great feature of this variety is its wonderful keeping qualities after cutting, for the branches last for many days and are shipped all over the United States, traveling in perfect condition as far as New York City. Naturally, this type of plant can only be grown under glass in the East and under this condition the flowers instead of being pink all turn white, which takes away practically all its Christmas value, for at the joyous Christmas tide we all want color.

Our violets are likewise a source of great pleasure to all of our visitors who are very greatly surprised at being able to obtain for the sum of twenty-five cents a quantity which would cost them at home several

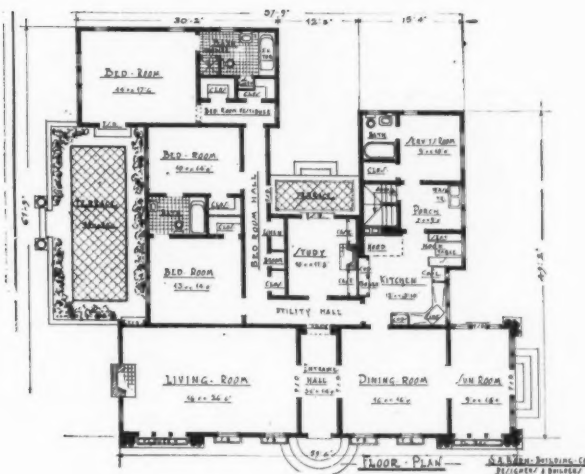
(Continued on Page xx)



RESIDENCE,
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RESIDENCE OF MRS. C. S. MALTBY,
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MALTBY.

RESIDENCE OF MRS. C. S. MALTBY,
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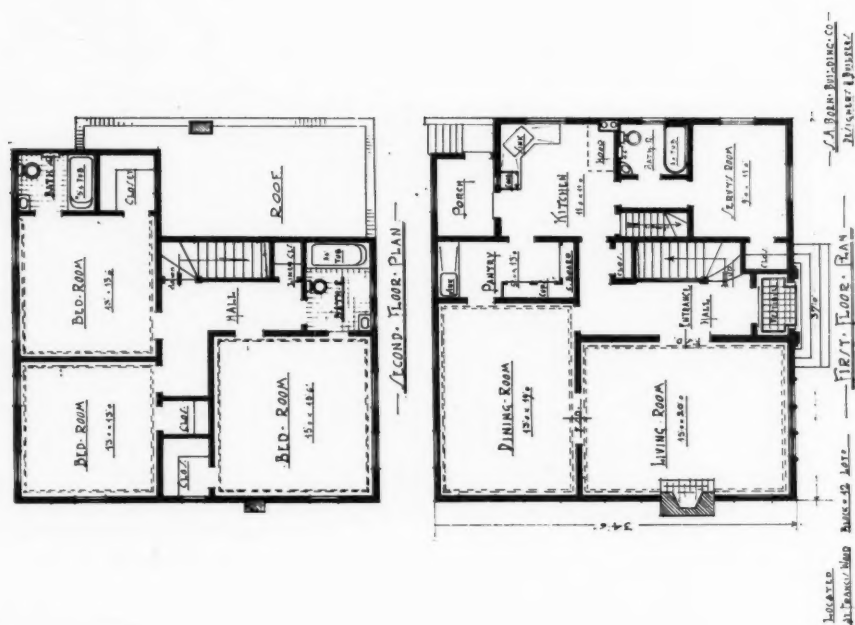


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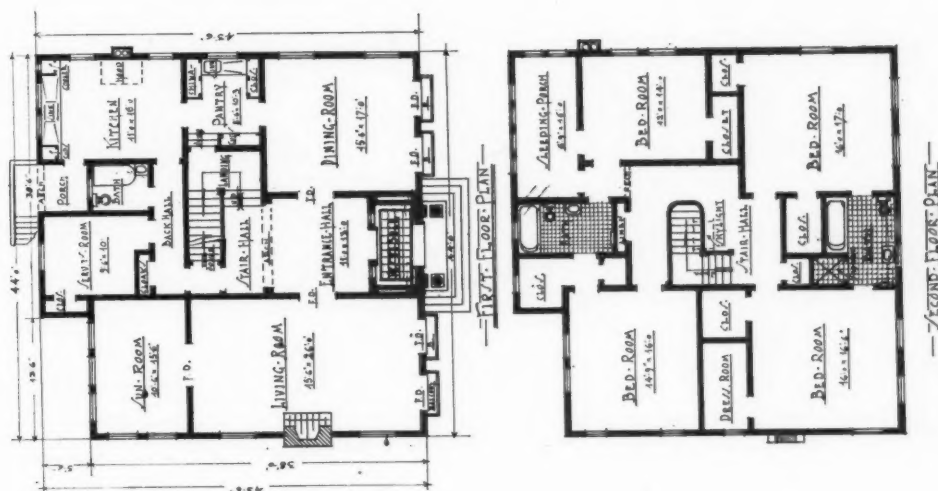


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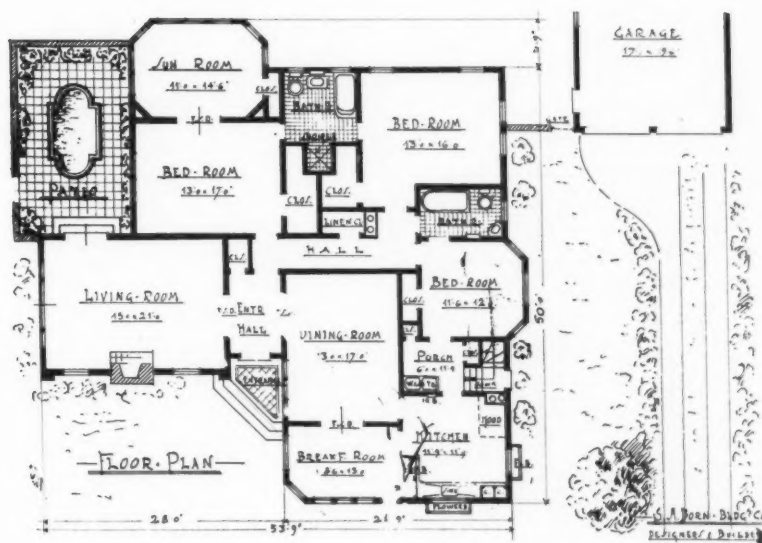
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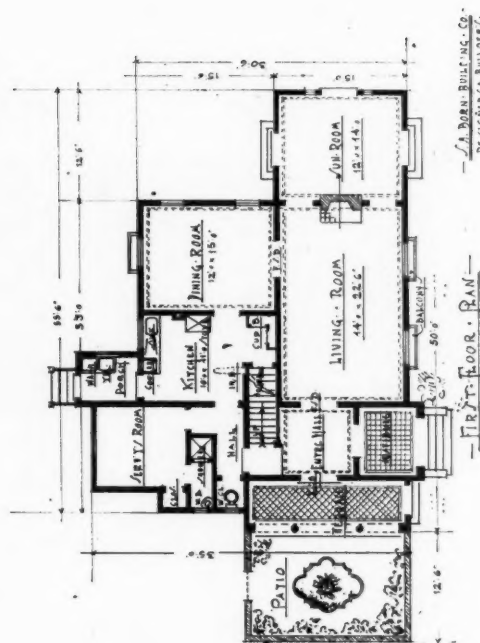
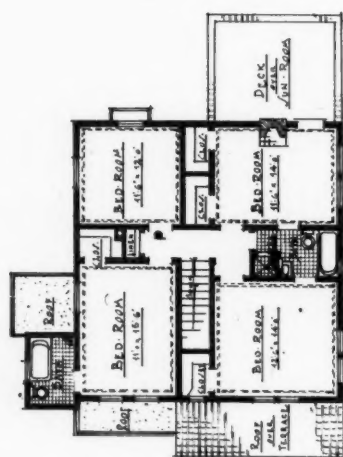


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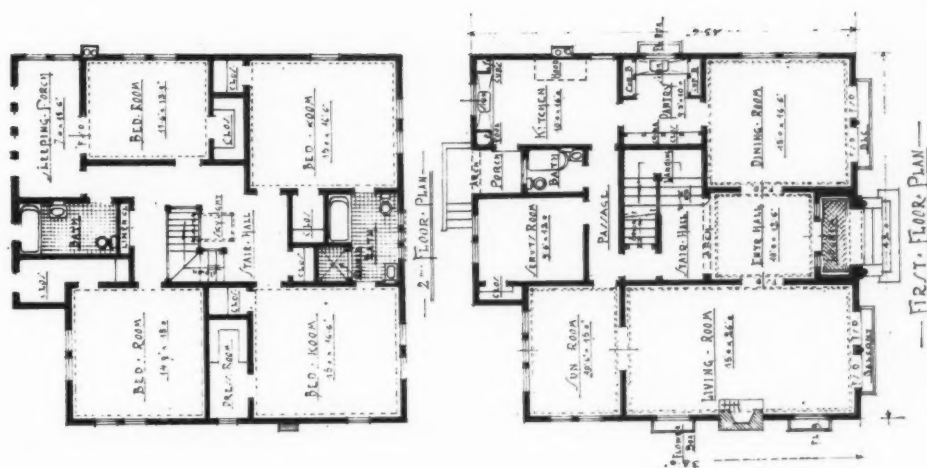


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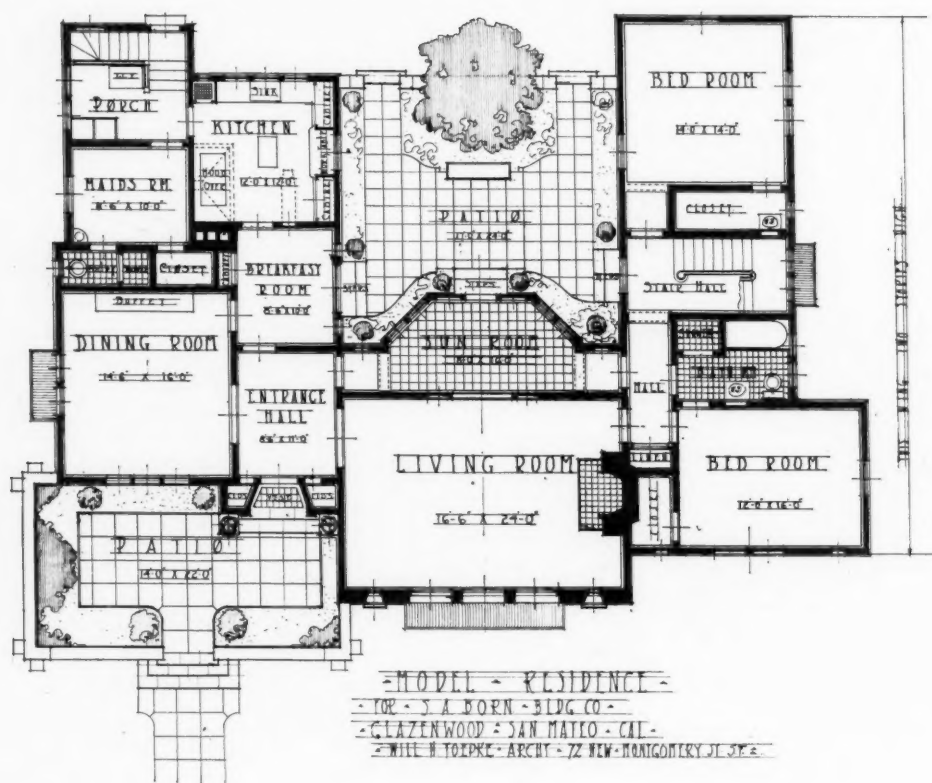
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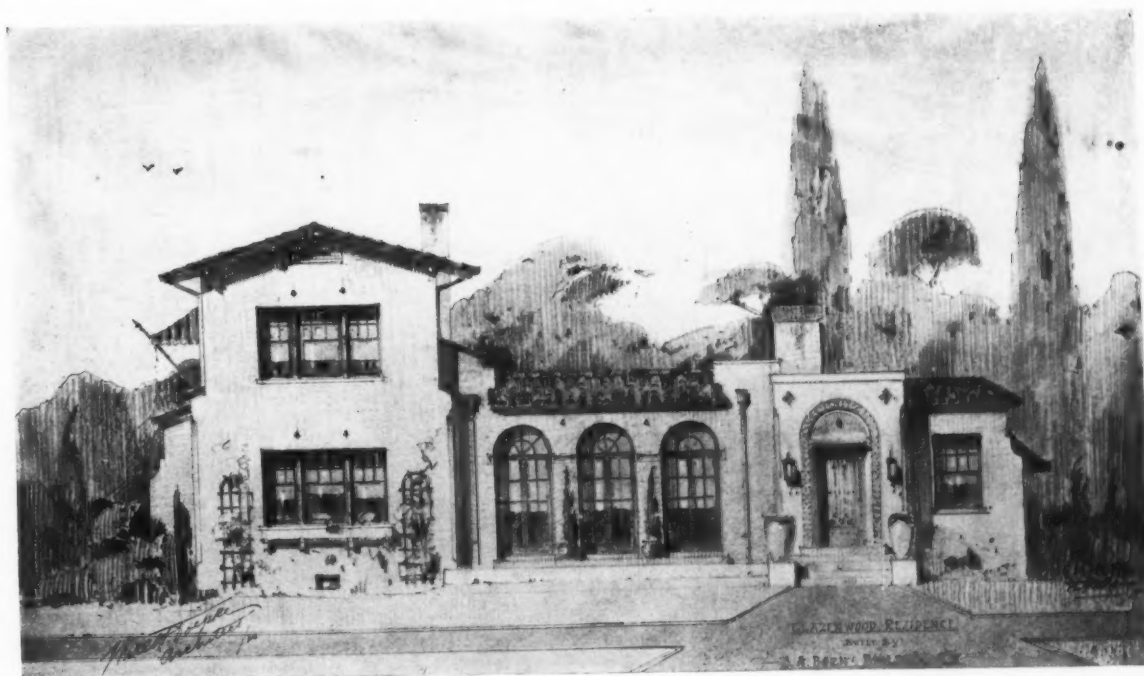
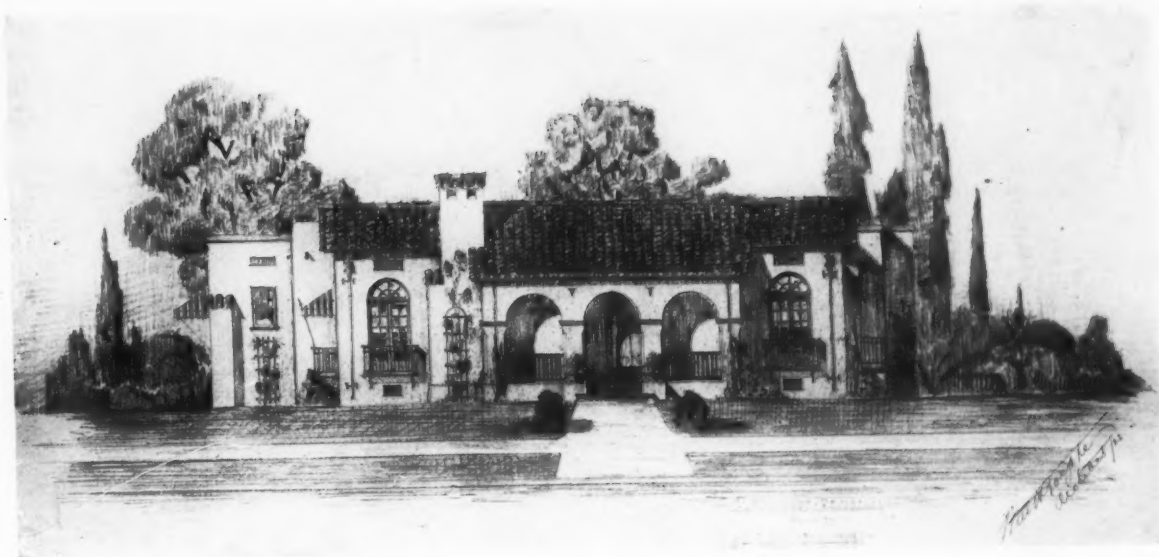
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Walter H. Scott, Photographer.

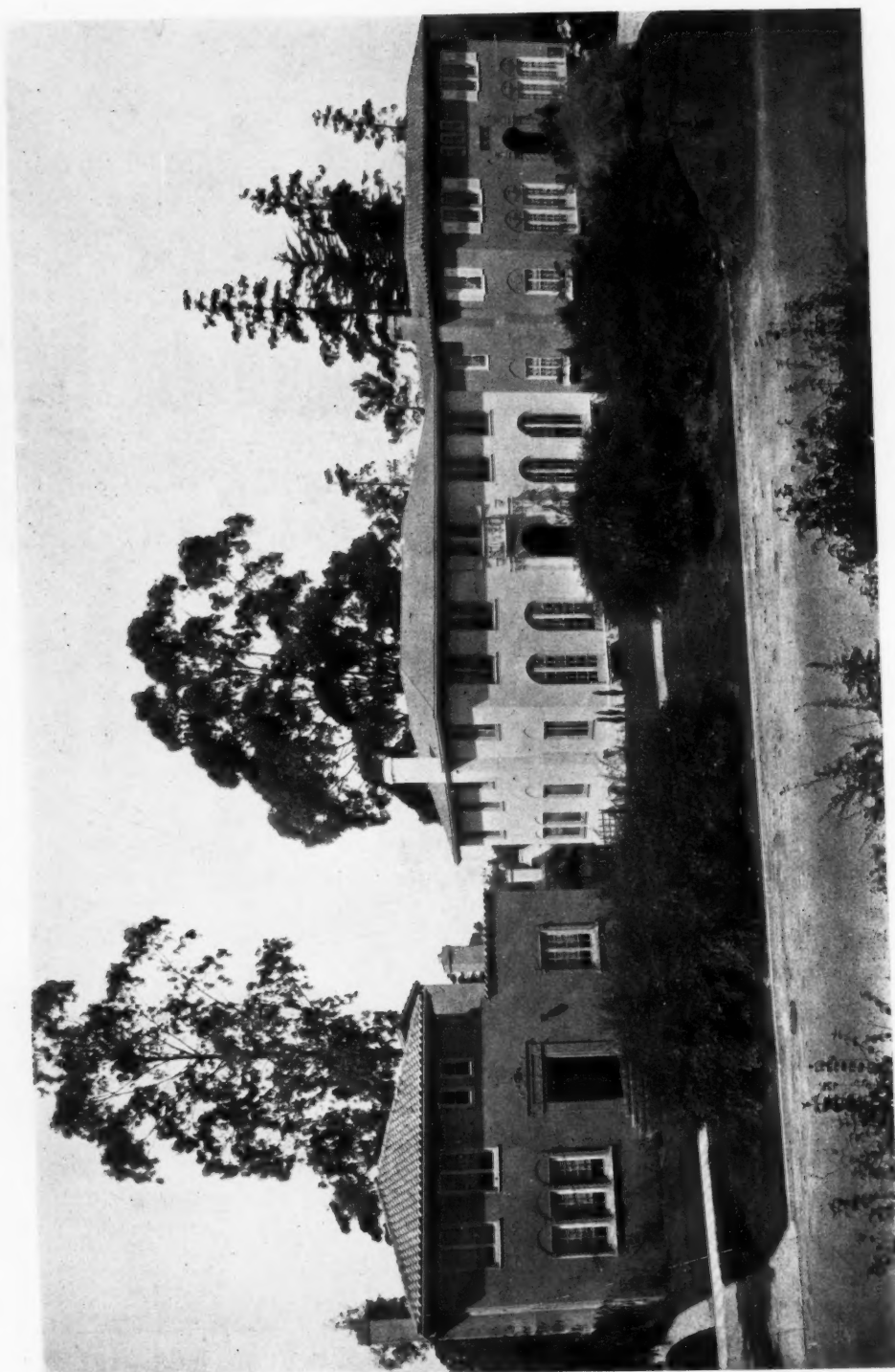




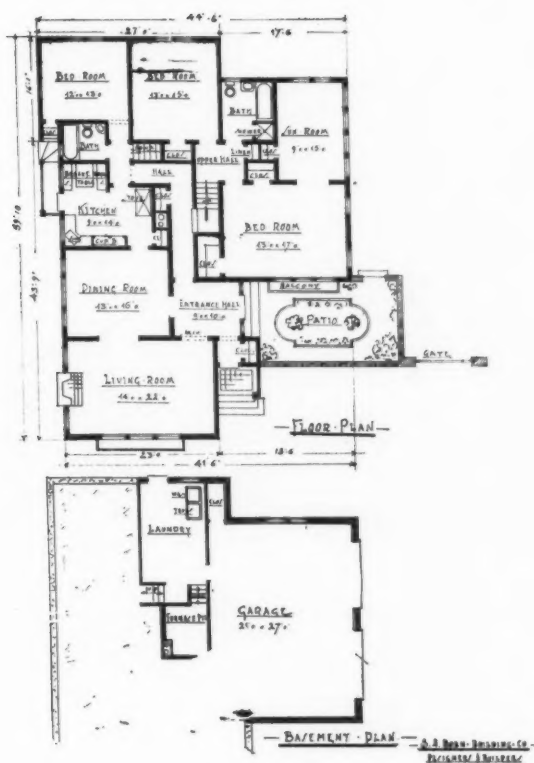
MODEL RESIDENCE,
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 SAN MATEO, CALIFORNIA.
 S. A. BORN BUILDING CO.
 WILL H. TOEPKE, Architect.



RESIDENCES.
GLAZENWOOD.
SAN MATEO, CALIFORNIA.
S. A. BORN BUILDING CO.
WILL. H. TOEPKE, Architect.

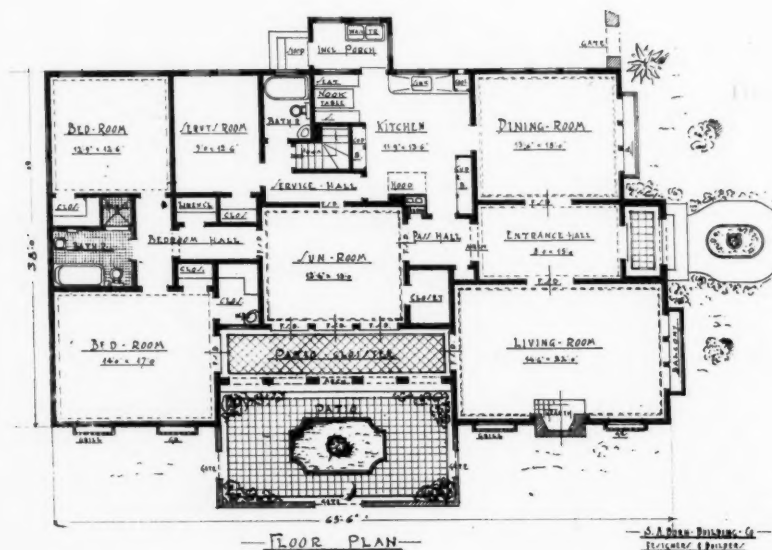


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GLAZENWOOD,
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Albert Petersen, Photographer.





RESIDENCE OF MR. J. A. BERNHARD,
GLAZENWOOD,
SAN MATEO, CALIFORNIA.
S. A. BORN BUILDING CO.
Albert Petersen, Photographer.



RESIDENCE OF MR. J. A. BERNHARD, GLAZENWOOD, CALIF.

CREDIT TO WHOM CREDIT IS DUE

By HARRIS ALLEN

During the last few years a number of houses have been built by a local building firm, the S. A. Born Building Co., in the Peninsula suburbs of San Francisco, which have excited much favorable attention. There is a consistent lack of pretentiousness, an attractive domestic quality, which runs through the entire output.

It is refreshing to find the work of a firm which is frankly designed for revenue, so free from the usual clap-trap of meretricious ornament and messy outline which usually is supposed to entrap the indiscriminating public, like a smear of honey to draw flies. On the contrary, there is, in general, a

feeling for quiet, restful lines and good proportions which is most creditable.

These houses are for the most part designed along Italian lines, although there are several of the attractive English cottage type. Stucco walls and tiled roofs predominate. They are fortunate in their settings of trees and lawns; the planting is uniformly good.

Since the work of such firms has a distinct place in the building industry, one which really does not invade the province of architecture as a profession, and yet bears a close relation, it is pleasant to be able to record the good points and the lack of glaring faults; this work constitutes a distinct advance in its line.



LIVING ROOM, RESIDENCE OF MR. A. L. GREENE, ST. FRANCIS WOOD, SAN FRANCISCO.

SAN FRANCISCO CHAPTER AMERICAN INSTITUTE OF ARCHITECTS

NEXT MEETING

SEPTEMBER MEETING

MINUTES

NEW BUSINESS

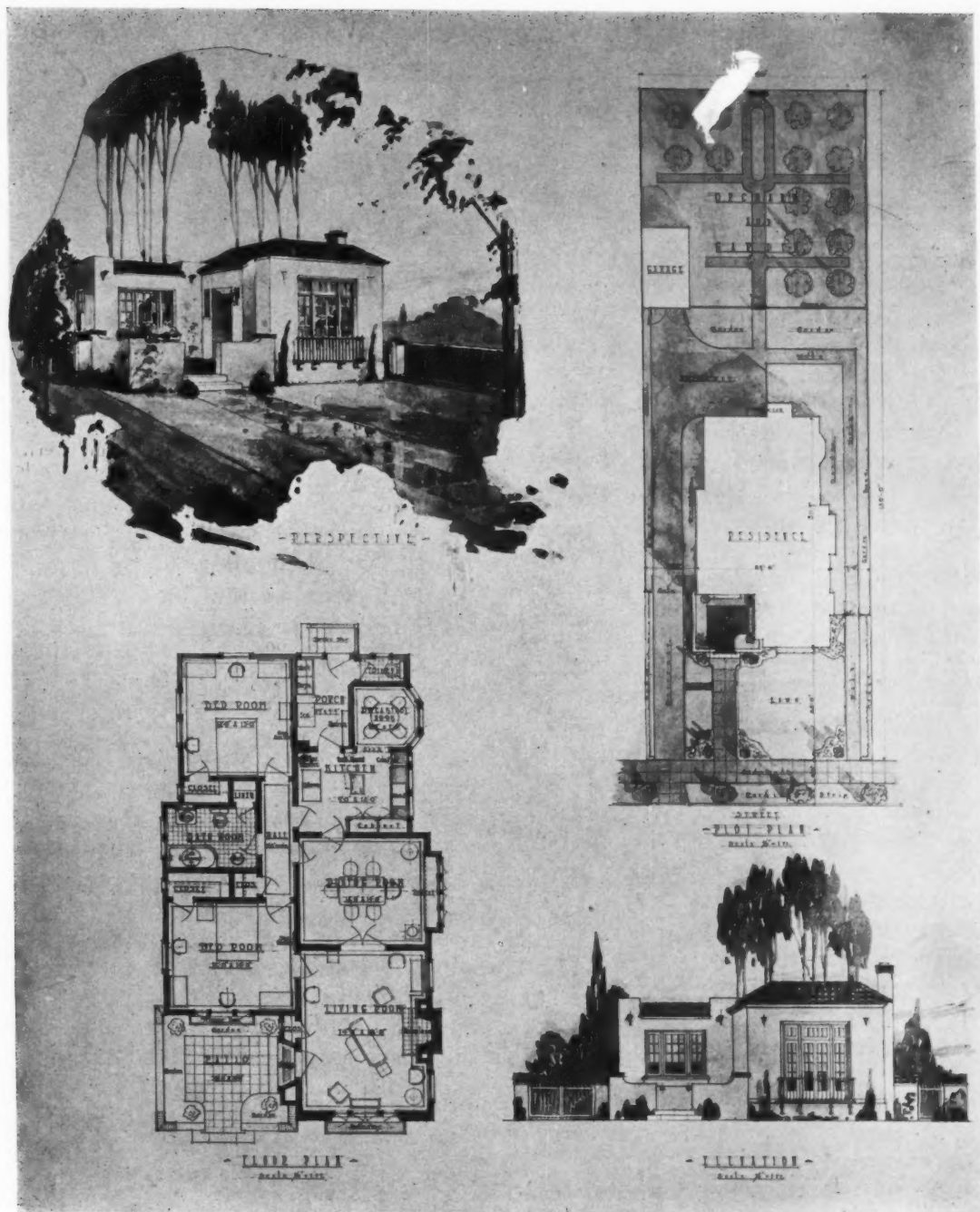
Committee:

Moved and carried that the Chapter pay Five Dollars per

ADJOURNMENT

Respectfully submitted,

42



DESIGN SUBMITTED IN SANTA BARBARA
SMALL HOUSE COMPETITION.
WILL H. TOEPKE, Architect.

THE BUILDING REVIEW

DESCRIPTION OF THE MODEL RESIDENCE BEING BUILT IN GLAZENWOOD, SAN MATEO, CALIF.

By WILL H. TOEPKE, Architect

The approach to the main entrance is through a gardened patio with a wrought iron gate and colored flagging, and upon entering the building to the left of the entrance hall we find the dining room, and to the rear, in the same wing is the servant's room, provided with tiled shower and toilet, service porch, kitchen and breakfast room. The breakfast room can be used as a serving room when the dining room is in use. The kitchen is provided with all modern conveniences with its tiled sink and drain-board, built-in cooler, ironing board, cabinet and work table and plastered hood over the range.

To the right of the entrance hall is a spacious living room with a large tile fire place. To the front of the living room is a triple sash leading to a metal balcony. To the rear of the living room is another patio, which is sheltered on three sides by the building and is approached from the living room through a sun room having a colored tile floor which also serves as a corridor from the entrance hall to the sleeping portion of the building. The rear patio will have tiled walks, stone benches, and will be attractively gardened. The open end of the patio will be closed by a garden wall and wrought iron gates, and in the center of the patio is a large camellia tree which has been on the property acquired for this model residence for years and will add considerable beauty to the place.

The sleeping portion of the building consists of two bedrooms and bath with tiled shower on the first floor, with a somewhat similar arrangement on the second floor, the only difference being that the front bedroom on the second floor has an open balcony, finished with a tiled floor.

The exterior of the building will be finished in cement stucco, blending three pastel colors. The entrance is to be ornamental cast stone and using cast cement ornaments throughout. The exterior is embellished in several places with wrought iron metal balconies and medium Cordova tile will be used on the roof.

Henry Weiss, president of the West Coast Porcelain Company, prior to leaving for the East recently, announced that this company, which has an investment of \$475,-

000 in its vitreous porcelain plant at Millbrae, on the peninsula south of San Francisco, has authorized expenditures for new machinery and equipment which will bring the total factory value up to approximately \$1,000,000.

The output under new conditions will be fully one car a day—a carload being equivalent to about 600 pieces of bathroom ware. Weiss states that the market developed for this product will fully absorb the increased output within the three coast states alone.

The directorate of the company includes Henry Weiss, president and manager; R. L. Dunn, president of the American Biscuit Company, vice-president and secretary; Moritz Thomsen, Seattle capitalist; and Henry Cartan, capitalist of Sausalito.

The Millbrae plant has been in operation five years, and has been largely instrumental in the development of the porcelain industry on this coast. Its plant is easily the most important of its kind in the West. The improvements have been compelled by the growth of demand for "West Coast" brand. The company will maintain its present high standard of output in the enlarged plant.

UNITED STATES CIVIL SERVICE EXAMINATION

The United States Civil Service Commission announces the following open competitive examination:

Architectural Draftsman

The examination will be held throughout the country on November 7 and 8. It is to fill vacancies in the Departmental Service, at entrance salaries ranging from \$1,500 to \$2,000 a year, plus the increase of \$20 a month granted by Congress, and vacancies in positions requiring similar qualifications.

Applicants must have been graduated in architecture from a technical school of recognized standing or have had at least five years' experience in progressive architectural office drafting work.

Competitors will be rated on the subjects of drawing and design; free-hand drawing, ornament, and projection; building materials and construction; and training and experience.

Full information and application blanks may be obtained from the United States Civil Service Commission, Washington, D. C., or the secretary of the board of U. S. civil service examiners at the postoffice or custom house in any city.

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NOTES OF SAN FRANCISCO ARCHITECTURAL CLUB

The San Francisco Architectural Club held a banquet at the Palais Royal on September 28th, to commemorate the 21st anniversary of the founding of the Club. All charter members and honorary members were invited as guests of the Club on this occasion, and the charter members at that time were presented with an appropriate token and a certificate of Honorary Membership.

The charter members of the Club are A. O. Johnson, August G. Headman, H. M. Smitten, George Wagner, H. G. Corwin, M. A. Sheldon, P. Brouchoud, H. E. Nye, F. J. Reinhardt, Wm. B. Betts, Arthur S. Bugbee, J. H. Ahnden, A. R. Johnson, F. A. Farnkopf, A. T. Ehrenpfort, E. G. Bolles, Fred C. Lebenbaum, T. Bearwald, and E. B. Scott. The two last named are deceased. Mr. August C. Headman acted as spokesman for the charter members, and gave an address on the early history and organization of the Club.

The honorary members of the club who were invited as special guests are Cass Gilbert, Irving K. Pond, Clarence R. Ward, John Reid, Jr., George W. Kelham, John Bakewell, Jr., Arthur Brown, Jr., and John Bauer. Messrs. Reid, Kelham, Bakewell, Brown and Bauer were all elected to Honorary Membership at a recent meeting of the Club.

This banquet was the biggest social event of the Club in recent years. A fitting and original entertainment was arranged, and speakers of ability responded to calls from the chair. Mark T. Jorgensen, president of the Club, presided.

* * *

A very interesting excursion was made to the plants of the Paraffine Companies, Inc., at Emeryville on Saturday, September 15th, by members of the Club as guests of the company. Upon arrival at the plants a delightful luncheon was served, after which the guests were conducted through the plants where they learned much regarding the manufacture of paraffine products.

* * *

Edward L. Frick is now patron of the Atelier and will continue as such during the ensuing year with the co-operation of Ernest Weiho. The students have done excellent work since Mr. Frick has had charge, and a good year is looked forward

to. The 1923-24 Atelier season opened Saturday, September 22nd, with an enrollment of about 15. In connection with this, a free-hand drawing class has been organized and Mr. Ralph Wilkins of the California School of Fine Arts has been secured to act as instructor. This class has started with a good enrollment, and it is intended to change to a Life Class, as soon as the present course is finished.

* * *

The following members were elected at the last regular business meeting, September 5th: Clarence O. Peterson, Chris Mueller, Jr., Wilmoth D. Waterman, and Charles F. Cobbledick.

* * *

An address by Supervisor Jas. B. McSheehy, of the Board of Supervisors of San Francisco, on the work recently completed by the city at Hetch Hetchy power site, was listened to with much interest by the Club members at a recent meeting. Mr. McSheehy, because of his position, was thoroughly familiar with his subject and its problems, and displayed great alacrity in dealing with pointed questions directed to him during the course of his remarks. It was learned during his talk that Mr. McSheehy was at one time a member of this Club, but he could not satisfactorily explain why he gave up his membership. A rising vote of thanks was tendered him at the conclusion.

* * *

Important amendments to the Constitution and By-Laws were passed at the business meeting held August 1st. One of such amendments created a new class of membership to be known as "Student Members." Included in this class are any persons attending a school of architecture of recognized standing as a day student, such as the University of California, Stanford, etc. The dues are fixed at \$5.00 per year. This will enable many students of these schools to now join, who have heretofore found the dues for regular membership too high while they were trying to get their education. It is expected that a great number will take advantage of this new membership, so that they may have the privilege of joining the classes conducted by the Club.

Another amendment passed at the same meeting was one more definitely fixing the boundaries of the non-resident classification. Heretofore those living outside a radius of 50 miles of San Francisco were eligible for non-resident membership, but on account of the difficulty of determining

THE BUILDING REVIEW

a 50-mile radius, it was changed to extend this privilege to anyone living outside of San Francisco, San Mateo, Alameda and Marin Counties. It is necessary that his place of business also be outside these counties.

One of the outstanding features of building construction in Utah this year is the erection of the new Continental National Bank Building at Second South and Main Streets. The building will be ready for occupancy about April 1st of next year.

Steel work is now completed. Concrete, granite and brick work is under way. The new building will be modern in every detail and will be particularly inviting because of the high airy rooms. The exterior will be of terra cotta with imitation granite finish and brick to match. The managers of construction, the P. J. Walker Company, have had charge of many of the large buildings erected on the Pacific Coast within the last few years and state that the Continental National Bank Building will compare favorably with any they have supervised. The exterior will be similar in design to the

Standard Oil Building in San Francisco, as far as materials are concerned.

The foundation extends into the ground thirty-four feet, and will house the safe deposit vaults of the bank. The main and mezzanine floors will contain the banking quarters and general offices of the bank. In the remaining stories there will be approximately 275 rooms for use as office space. Indications are that practically every room will be leased before the building is completed. The architect is George W. Kelham, with Fred A. Hale, associate.

The Continental National Bank as now constituted represents the consolidation of the National Bank of the Republic and the Continental National Bank. The consolidation became effective October 2, 1922, just as the dismantling of the National Bank of the Republic building was started. The effects of the National Bank of the Republic were moved to quarters of the Continental National Bank on East Second South and the consolidated business has been carried on in those quarters since, and will be continued until the completion of the new building.

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JAPAN FACES GIGANTIC BUILDING PROGRAM

Half a Million Edifices, Mostly Homes, to Be Reconstructed. Will Create Great Demand for American Lumber, Already Very Popular in the Mikado's Empire.

HOUSING operations as America knows them even in war times, appear insignificant beside the scope of the building operations Japan now faces in reconstructing the great cities of Tokyo and Yokohama, says the Far Eastern Division of the Department of Commerce. The latest reports place the destruction of buildings in the devastated areas at 316,000 in Tokyo, or about 71 per cent of the total number in that city, while in Yokohama out of the 85,000 buildings standing before the disaster only 15,000 are left intact. The destruction in the outlying districts may bring the total of buildings destroyed up to the half million mark, the large majority of which are homes. This number, added to the housing shortage that existed in Japan before the earthquake, will necessitate the construction of dwelling houses on a large scale. Since Japan normally looks to the United States for about 60 per cent of its lumber requirements it is expected that the demand for American lumber during the reconstruction period will be very heavy.

The price of Japanese lumber delivered c. i. f. Yokohama or Tokyo has been approximately 20 per cent higher than that of similar qualities of American lumber, and American freight rates have been favorable. The American market also finds itself in a favorable position as regards delivery. It often happens that the Japanese importer can secure delivery from Pacific ports to Yokohama in less time than from Hokkaido, Karafuto, or even from the northern Provinces of Japan proper.

Japan's preference for American lumber, aside from the price consideration, is due, perhaps, more than anything else to the fact that our lumber is more nearly like that of Japan proper than the product of any other country from which it draws wood supplies. This similarity of wood makes it possible for Japanese builders to substitute American lumber for Japanese in all building projects. In fact, its use has become so universal that American lumber is now specified in many instances.

The principal lumber imports of Japan consist of fir, hemlock, pine, and cedar, about half of which is imported in large squares of from 12 to 24 inches and a lesser amount in small squares of 4½ by 4½ inches. The large squares are worked up in the local mills and carpenter shops into the different shapes required for general building, while the smaller squares are used as studs for holding up roofs and for supporting beams. The large squares are very popular among builders in Japan, and can only be obtained from America.

At the time of the disaster stocks of lumber in Japan were quite large, especially in Kobe, Osaka, and Tokyo. Assuming that all the stocks in Yokohama and Tokyo were destroyed, it is seen that there is still a fairly good supply on hand for immediate emergency purposes. The real demand will come when the permanent construction of the devastated areas commence. The requirements for home building will no doubt be satisfied first and will take the largest share of the lumber imports.

In rebuilding the residential sections of the cities which were visited by the disaster every economy will be practiced and the use of wood will be limited in every possible way. Despite these attempts to save, large quantities of lumber will be needed.

Piling will be required in large numbers for reconstructing the destroyed docks and waterside warehouses and sheds in Yokohama and Tokyo, as well as for building subfoundations for industrial buildings, bridges, and construction work in general. The city of Tokyo for some time has contemplated the widening and straightening of its narrow, crooked streets, and many have already been designated for this improvement. This plan will no doubt be carried out in the reconstruction program and the widening of the streets will require enormous quantities of paving blocks. Douglas fir has been used almost exclusively in the paving program of Tokyo.

It is reported that plans are being made to rebuild Tokyo and Yokohama along modern lines, conforming with the construction of the Western World as closely as possible. It is certain, however, that in a short time better and finer cities will rise from the ashes of Tokyo and Yokohama, and that they will regain the prominent positions in Japanese affairs that they enjoyed before the disaster.



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When Writing to Advertisers Please Mention This Magazine.

SAN DIEGO SEEKS NEW INDUSTRIES

San Diego's industrial and commercial outlook has been measurably brightened by the setting aside of approximately 1000 acres of land, which it is specifically stated is to be reserved exclusively for industrial purposes. This tract of land, acquired by popular subscription on the part of the San Diego business men, in co-operation with the Chamber of Commerce, borders the shores of San Diego Bay. The tract is served by two transcontinental railroads and is being held for sale to industries at prices far below its present market value. These industrial sites are proving very attractive to potential industries and have elicited many inquiries.

San Diego's steady growth as a shipping point is illustrated by the port statistics of the present year, when material increases in valuation of exports, imports and customs duties were recorded, despite the fact that pierage and storage facilities were inadequate, as a consequence of which a considerable amount of cargo, which otherwise would have been handled through this harbor, was diverted to other ports.

The problem of adequate pierage and storage facilities is now well towards solution through the construction of Municipal Pier No. 2, just north of Pier No. 1, at the foot of Broadway. The new pier will be 1000 feet long and 400 feet wide.

Building permits for 1922 exceeded \$10,000,000, the highest total recorded in nearly ten years. Permits for the first eight months of 1923 exceeded by nearly \$1,500,000 the value of permits issued during the same period of the previous year. It is predicted the year's total will be in excess of \$12,000,000.

A manufacturing survey made by the Chamber of Commerce early this year produced the following figures: Number of factories, 249; total capital invested, \$33,626,803; value of finished product, \$28,000,000.

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October 8th 1923.

M. F. Murray Co.,
226 Webster Street,
Oakland, Calif.

Gentlemen:-

This is to advise that the American Riveted Steel Furnace that was placed in Prof. E.A. Lee's home last year by you, went through the fire with very little damage.

Nearly all of the house fell in on the furnace burying it completely. When the property was finally cleaned off it was found that the riveted steel drum was in perfect condition, except for re-cementing the joints. The exterior casing was the only part that was really damaged. This will mean quite a saving to Prof. Lee in re-establishing his residence. We are authorizing you to get the furnace from the ruins, and proceed to get it ready for the new house.

This certainly speaks well for the American Furnace, when on close examination of other makes throughout the burned district showed them completely gone except for a pile of scrap iron.

It is a pleasure to know that we specified the American Furnace in Prof. Lee's home, and rest assured that we shall specify them in the future.

Prof. Lee's home was designed and built by this company, and we are to proceed re-building his home at once.

Yours very truly,

William K. Bartges

Architectural Designer.

W.K.B. H.K.

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Heating Specialists

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SAN MATEO, CALIF.

GARDENING OF OUR COUNTRY HOMES

(Continued from Page 40)

dollars. Our pansies and violas are in full bloom all winter long and we are able to have winter blooming sweet peas and stocks out of doors during all seasons, while the Crocus, the Daffodil and Hyacinth come in bloom during the month of January, if set out early in the Autumn.

The Japanese flowering Quince (*Cydonia Japonica*), both in pink and red, appears in bloom during the early part of January and continues during January and February. Both varieties are very striking and very handsome, and are especially useful as cut branches for vase work; the bright colored flowers showing off to most excellent advantage against the dark green foliage.

Prunus pissardi, the purple leaf plum, is another very striking feature of our California landscape during the month of January. In this variety the flowers appear before the leaves, but the small white flowers, delicately tinged with pink, come in such profusion that the tree is a solid mass of beautiful blossoms so that the absence of foliage is not noticeable.

(To Be Continued)

WESTERN PACIFIC BUILDS UP

Work on the new Stockton yard of the Western Pacific is progressing rapidly and by November 1st there will be laid ten miles of track, capable of accommodating 4000 freight cars. These facilities will make it one of the largest yards in California.

Along with this project goes an icing plant for refrigerator cars, constructed by the Valley Ice Company, with a production capacity of 150 tons a day and so arranged that it will be possible to ice 50 cars at a time. This represents an expenditure of \$1,500,000.

Testifying further to the Western Pacific's faith in Stockton is its expenditure of more than \$300,000 in tapping the north side of the Stockton waterfront with a spur track. In order to reach this section it was necessary to circle the northern part of the city. Constructing some six miles of track and requiring the purchase of an expensive right-of-way.

A new one-story business block has been started in Stockton at the corner of Channel and Sutter Streets to cost \$35,000. The building is being erected by Dr. Edward Cureton and the Architect is Glenn Allen. It is planned to make the structure five stories eventually.

John Galen Howard, architect, announces his association with E. Geoffrey Bangs, Henry C. Collins, Henry Temple Howard and Charles F. B. Roeth, architects, for the practice of architecture under the name of John Galen Howard & Associates, architects, First National Bank Building, San Francisco.

NEW INDUSTRIES AID OAKLAND

With the addition of the California Body Building Company's plant, Oakland makes a further advance as the automobile center of the West.

Oakland now has the distinction of being the chief producer of automobiles on the Pacific Coast.

This Body Building Company has purchased a site. It will manufacture bus bodies to supply the needs of its huge fleet of passenger carrying coaches.

The building will have a total floor space of approximately one and one-half acres, with 43,750 square feet on the first floor.

In addition to manufacturing cars for its own use they will produce bodies for both pleasure and commercial vehicles.

In directing attention to the importance of the stage lines to Oakland, Mr. Travis, president of the company, points out that the two principal companies operating out of Oakland pay into this community \$900,000 a year in salaries and operating expenses. The plant will give employment to 160 additional men, adding materially to this already large figure. When completed, their building, machinery and equipment will represent an investment of approximately a quarter of a million dollars.

* * *

The new home of Montgomery Ward & Company is now near completion and will be ready for occupancy before the end of the year. The building is eight stories in height, and is one of the most modern structures of its kind in the Bay district.

* * *

The Pacific Spring Bed Company has purchased three acres on the east side of East Tenth Street and the Southern Pacific main line and on this property will begin manufacturing at an early date.

Pacific Manufacturing Company

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Manufacturers of and Dealers in

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SAN JOSE PROVES PROSPERITY

Building activity in San Jose and throughout Santa Clara County continues unabated and the city is steadily growing in population and business, as shown by the building permits, the increased attendance in the schools, the increasing postoffice receipts, the increasing street car traffic (in spite of the fact that there is one automobile to every five residents in the county), the numerous additional electric fixture placements by the local gas and electric company, and other evidences of growth. A close estimate of the present population of San Jose is 67,000. Up to October 1, the 1923 building permits exceed the aggregate for the entire year of 1922, being \$2,211,750 as against \$1,967,720 for all of 1922, in which year the construction cost exceeded the total for 1921 by more than half a million dollars. That local business is increasing at a corresponding rate is indicated by the fact that although the clearings for the six San Jose banks in 1922 were \$118,511,851, the largest in the history of the city, the clearings for 1923 up to October 4 inclusive of latter date were \$9,244,190 greater than the clearings up to the corresponding date in 1922.

NOBODY TO GUIDE THEM

Julius H. Barnes has cited ten production records that have been recently broken. One of them was the largest residential construction in our history.

That thousands of these home builders know nothing of the comfort and convenience of oil heating is not surprising. Successful domestic oil burners are not old enough to have their merits universally known. Many—yes, most—architects' offices are a deep well of ignorance concerning home oil heating. Literally hundreds of home builders are asking these architects for advice about putting an oil burner in the new home. But they are asking for bread, and getting a stone.

"Yes," said an architect, "we're having a number of inquiries about oil burners now."

"How do you answer them?" we asked.

"Well we rather pass the burden of getting the information back to them." If the architect is satisfied with that kind of professional service, there seems but one sure means of getting the story of the oil burner to the home builder. It is through affiliated publicity on the part of the burner makers.



"A Chain is as Strong as its Weakest Link"

THE material to be used for such small items as valleys, gutters and flashings, is too often given scant consideration, and yet, no matter what material is used for the roof proper, the complete roof will only be as strong as its valleys and gutters.

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PREPARED ROOFING SIMPLIFIED

At a meeting held at the Department of Commerce with representatives of the Division of Simplified Practice and the Chamber of Commerce of the United States, manufacturers, distributors and consumers of prepared roofing agreed to the following simplifications as being of benefit not only to the industry but also to the public at large:

1. To eliminate all grades or kinds of slate-surfaced and also stone-surfaced prepared roofing that do not measure up to the requirements of the "Class C Label" of the Underwriters Laboratories.

2. To reduce the varieties of smooth surface roofing to seven lines or grades—weights and qualities being considered.

This Simplified Practice Recommendation is to become effective January 1, 1924, and is to hold for one year.

According to Wm. A. Durgin, chief of the Commerce Department's Division of Simplified Practice, this is another step in the general program fostered by Secretary Hoover for the elimination of waste in industry. "The proposed eliminations," he said, "were strongly supported by the American Institute of Architects, the National Retail Hardware Association representing 21,000 retail hardware dealers throughout the United States, the National Retail Lumber Dealers' Association, the Southeastern Builders' Supply Association, and the Prepared Roofing Association."

Prepared roofing is a product used all over the world, not only as a roofing material, but in cane fields and elsewhere for keeping weeds down and retaining moisture and warmth.

It is believed this program will bring many economies to the manufacturers, such as decreased idle stocks, less idle investment, and ultimately lower production costs, and benefit the distributors by stimulating turnover and increasing sales. Consumers will also benefit in due time through better quality, better prices, and quicker service. Several other simplifications of building materials have been completed, notably common and face clay brick. Others in process of completion are lumber, hollow building tile, cement brick, block and tile, clay drain tile, etc. All of these simplifications are contributing to the general effort to reduce the needless wastes in the building field, and thus forward the achievement of the ideal now so prominently before the public—"Better Homes at Lower Cost."

STATEMENT OF OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912,

Of The Building Review, published monthly at San Francisco, Calif., for October 1st, 1923.

State of California, County of San Francisco—ss.

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Howard Hoyt, who, having been duly sworn according to law, deposes and says that he is the Business Manager of The Building Review, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to-wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, The Building Review Publishing Company, San Francisco.

Editor, Harris Allen, 426 Chronicle Building, San Francisco.

Business Manager, Howard Hoyt, 426 Chronicle Building, San Francisco.

2. That the owner is: (If the publication is owned by an individual his name and address, or if owned by more than one individual the name and address of each, should be given below; if the publication is owned by a corporation the name of the corporation and the names and addresses of the stockholders owning or holding one per cent or more of the total amount of stock should be given.)

Harris Allen, 426 Chronicle Building, San Francisco.

A. Hoffman, 345 Battery Street, San Francisco.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state.)

None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

5. That the average number of copies of each issue of this publication sold or distributed, through the mails or otherwise, to paid subscribers during the six months preceding the date shown above is (This information is required from daily publication only.)

HOWARD HOYT, Business Manager.

Sworn to and subscribed before me this 15th day of October, 1923.

(SEAL)

LOUISE BEARDEN.

(My commission expires May, 1925.)

PROF. GREGG PREPARES PLANS FOR NEW TOWNSITE

Professor John William Gregg, Member of the American Society of Landscape Architects and Landscape Architect with the University of California, has recently prepared preliminary plans for the development of the new townsite of Ballico, for the California State Land Settlement Board.

Professor Gregg has recently returned to the University from a year's leave of absence, a part of which was spent in studying City and Town Planning in different European countries.

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INTERIOR DECORATOR

1370 SUTTER STREET

SAN FRANCISCO, CAL.

SIMPLIFIED HOSPITAL BEDS

The hospitals of the United States and Canada spend over \$500,000,000 a year for supplies and equipment. The expenditure of this huge sum calls for considerable planning and forethought as to varieties, types, and kinds selected, for not only are many new hospitals being built, but many of the present ones are expanding their facilities to meet the needs of our growing population.

The American Hospital Association is especially interested in the economies its members might obtain through using the services of the Division of Simplified Practice of the United States Department of Commerce toward eliminating superfluous and non-essential varieties in the things they buy for hospital service. The Association through its executive secretary, Dr. A. R. Warner of Chicago, has asked the Department of Commerce to aid in its efforts to secure greater economy in purchasing hospital management by bringing before the manufacturers and distributors of hospital supplies and equipment the need for curtailing present variety in sizes and dimensions of many of these items. Beds in par-

ticular afford a very good example for simplification. Not only do lengths and widths vary greatly, but heights from floor are not at all standard, and this is an important item in the careful handling of patients.

Miss Margaret E. Rogers, superintendent of the Lafayette Home Hospital of Lafayette, Indiana, who is also chairman of the Committee on General Furnishings and Supplies for the American Hospital Association, has been appointed as Secretary Hoover's representative to make a survey of existing varieties in sizes and dimensions of hospital beds. Miss Rogers is canvassing the hospital superintendents as well as the manufacturers for the data necessary for the presentation of a complete report on this subject to the Secretary of Commerce. The report will provide the basis for the eliminations deemed advisable in the best interest of all concerned and thus aid materially in developing a simplified line of standard sizes which will be readily procurable in peace, or war, or in case of great disasters, and which, by reason of their production in greater quantities than present diversity now permits, can be obtained for relatively lower cost.

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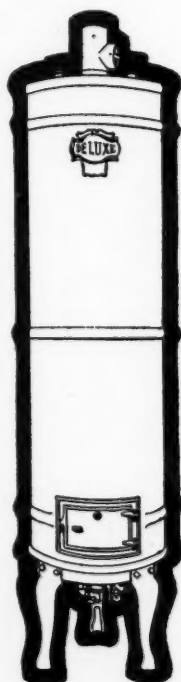
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For years the discriminating Architect and Home Builder has been searching for an Automatic Water Heater which would not only be **durable** and **perfect in operation**, but which would be an ornament to the kitchen as well. This is now available to them in the **De Luxe Automatic**—a heater of dazzling beauty, encased in a smooth, glossy white enameled jacket insuring perfect insulation.

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The simplest and most economical automatic water heater on the market. Highly efficient. Supplies Hot water at all fixtures for any purpose. Has no copper coils to be replaced. Burners will not rust nor corrode. **The De Luxe Automatic** is thermostatically controlled. Furnishes Hot water at the turn of the faucet at any time, night or day.

The **De Luxe** is moderately priced and backed with a first-class guarantee covering workmanship and material.

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